

Superb 4 Bedroom Detached Residence.

**29 Woodview Lawn,
Saleen,
Midleton,
Co. Cork.**

FOR SALE BY PRIVATE TREATY



A.M.V €315,000

BER C1

McCarthy & McGrath Auctioneers are delighted to present No. 29 Woodview Lawn, Saleen to the market, this bright, well-proportioned detached family home was built in 2003 and stylishly refurbished in 2015 by its current owners, their superb taste and attention to detail ensures that this house is a must see. Located overlooking a large green area, the property is conveniently situated close to Scartleigh National School, a Playschool/after school and Bus Stop which services nearby secondary schools. Midleton Town and all its amenities are only 3 miles away and scenic East Ferry and Saleen Creek just a few minutes walk with beaches at Inch, Whitebay and Ballybranigan only a short drive away along with sporting clubs and facilities in nearby Aghada and Whitegate. Viewing recommended & is strictly by prior appointment with the sole selling agents.

ACCOMMODATION:

Entrance Hallway: high gloss tiles, under-stairs Smart Storage Units.
Guest w.c. : 1.6 x 1.2 with toilet & wash hand basin, tiled floor.



Living Room : 4.5 x 3.4 grey laminate floor, solid fuel stove with marble fireplace & surround.



Kitchen: 3.6 x 3.3 tiled floor, built-in cream units with granite worktop & eye level presses with integrated Electric oven, hob & microwave, "Samsung" fridge freezer & integrated dishwasher.



Dining Room: 3.4 x 3.1 with tiled floor, French doors to natural stone patio area & rear garden.



Utility Room: 1.2 x 1.2 plumbed for washing machine & dishwasher.

FIRST FLOOR :

Bathroom: 2.5 x 1.8 fully tiled floor to ceiling, with bath, w.c. & w.h.b.



Bedroom 1: 4.5 x 4.3 front aspect, laminate floor, wall to wall built-in wardrobes.

En-Suite : fully tiled floor to ceiling, Triton T90Z electric shower, w.h.b. & w.c.



Bedroom 2: 3.8 x 2.4 rear aspect, laminate floor.



Bedroom 3: 4.4 x 2.2 front aspect, laminate floor & double built-in wardrobe.



Bedroom 4: 3.4 x 2.4 rear aspect, laminate floor.



OUTSIDE :

Garden & driveway for 2 cars to the front.
Enclosed, South facing rear garden with natural stone paved patio area.



SERVICES :

Oil fired central heating.
Mains water
Mains drainage

EIRCODE :

P25 V656

BER:

C1 - BER NO. 106659741 159.85 kWh/m²/yr

FEATURES:

- Modern, detached residence, presented in turn-key condition.
- Generous living accommodation.
- Completely refurbished since 2015, to include a new kitchen, flooring, internal doors, skirtings, architraves and bathrooms. Windows upgraded, attic insulated & floored, new stove and fireplace, Under-stairs Smart Storage, new radiators with TRV valves, Front Palladio door and French Door at the rear installed in 2019 along with natural stone paved patio.
- 4K CCTV security system with remote access & tv connection.
- Substantial built-in wardrobes in 2 bedrooms
- Oil fired central heating.
- Guest w.c.
- Master Bedroom En-Suite
- Large, South facing rear garden with unobstructed views & Natural Stone Patio area.

VIEWING :

Strictly by prior appointment with the sole selling agents.



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